

511370

221682 Fee \$ 62.00
JEFFERSON COUNTY
Recorded 08/03/2006 At 01:45 PM
BONNIE RAMEY, Clerk and Recorder
By [Signature] Deputy 6

When recorded return to:

Record and Return To:
United General Title Ins
Fiserv-600-A N John Rhodes Blvd
FARGO, ND 58103
CRAIGLE, WILLIAM W. JR. FREEWAY

State of Montana

Space Above This Line For Recording Data

DEED OF TRUST
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Deed of Trust (Security Instrument) is July 14, 2006 and the parties, their addresses and tax identification numbers, if required, are as follows:

GRANTOR:

William W. Craigle Jr. and Charlene M. Craigle, husband and wife; whose address is 21 MISSION MTN RD, CLANCY, MT 59634

☐ If checked, refer to the attached Addendum incorporated herein, for additional Grantors, their signatures and acknowledgments.

TRUSTEE:

Gregory G. Schultz
210 E. Pine
Missoula, MT 59802

LENDER:

USAA FEDERAL SAVINGS BANK ("USAA FSB")
10750 McDERMOTT FREEWAY
SAN ANTONIO, TX 78288-0558



2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, the following described property:

See Exhibit A, which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein.

The Real Property tax identification number is .

The property is located in Jefferson at CLANCY
(County) (City)
21 MISSION MOUNTAIN RD, Montana 59634
(Address) (ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not exceed \$ 84,299.00. This total principal amount includes all sums advanced for the insurance, protection, and preservation of the Property or Lender's interest in the Property. This principal amount also assumes that nothing contained in this Security Instrument constitutes a commitment to make additional or future loans or advances, in any amount, beyond those defined as "Secured Debt" below. Any such commitment must be agreed to in a separate writing.
4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:
A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(ies) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. (When referencing the debts below it is suggested that you include items such as borrowers' names, note amounts, interest rates, maturity dates, etc.)

That Note dated 07/14/2006 in the original principal amount of \$84,299.00 executed by [Borrower(s)]: WILLIAM W. CRAIGLE JR, CHARLENE M. CRAIGLE to USAA FSB as Lender and having a Maturity Date of 07/23/2021.

WMC CMC

511370

When recorded return to:



Record and Return To:
United General Title Ins
Fiserv-600-A N John Rodes Blvd
JELLSBURNE, FL 32934

CRAIGLE, WILLIAM W. JR. MISSION MTN FREEWAY

221682 Fee \$ 62.00
JEFFERSON COUNTY
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BONNIE RAMEY, Clerk and Recorder
By Cathy M. Black Deputy

1 of 6

State of Montana

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Gregory G. Schultz
210 E. Pine
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LENDER:

USAA FEDERAL SAVINGS BANK ("USAA FSB")
10750 McDERMOTT FREEWAY
SAN ANTONIO, TX 78288-0558

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3" -
left margin 1/2"

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, the following described property:

10f
4

17408

MONTANA TRUST INDENTURE

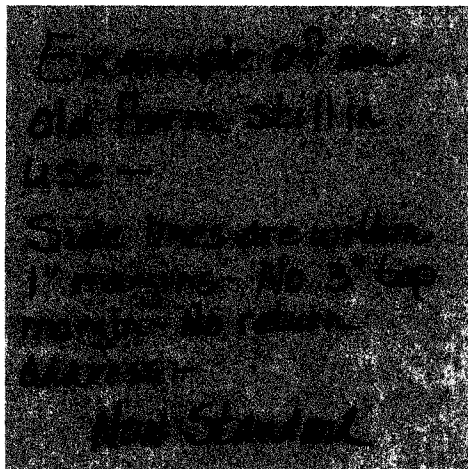
THIS TRUST INDENTURE, Made this 1st day of March, 2007,
between FORREST C. CLARK and JOAN Y. CLARK whose mailing address is
P.O. Box 389, Seal Rock, Oregon 97376
as GRANTOR, JACK H. MORRIS, attorney at law,
of Whitehall, Montana 59759
Montana, as TRUSTEE, and J. YGNATOWFZ
of 700 S. Main, Butte, Montana 59701

as BENEFICIARY,

WITNESSETH: That Grantor hereby irrevocably GRANTS, BARGAINS, SELLS, CONVEYS AND
WARRANTS TO TRUSTEE IN TRUST, nevertheless, WITH POWER OF SALE that certain real property,
which does not exceed thirty (30) acres in area, situated in the County of Jefferson

State of Montana, particularly described as follows, to-wit:

Tract No. 45 of Certificate of Survey No. 139926, Folio 296B,
records of Jefferson County, Montana



TOGETHER WITH: (1) All buildings, fixtures and improvements thereon and all water rights, rights-of-way, tenements, hereditaments, privileges and appurtenances thereunto belonging, now owned or hereafter acquired, however evidenced, used or enjoyed with said premises or belonging to the same; (2) All right, title and interest hereafter acquired in or to any of said premises, hereby also releasing, relinquishing and waiving all exemptions, rights of dower and homestead, in or to said premises, vested or inchoate; (3) All heating, air conditioning, plumbing and lighting facilities, equipment and fixtures now or hereafter installed upon or within said premises, used or proper or necessary to constitute the said premises a habitable, usable or operating unit—all of said property being designated and deemed for the purposes of this instrument a part of the realty; and (4) All of the rents, issues and profits of said premises, SUBJECT, HOWEVER, to the right, power and authority hereinafter conferred upon Beneficiary to collect and apply such rents, issues and profits;

224292 Fee \$ 44.00
JEFFERSON COUNTY
Recorded 03/07/2007 At 10:00 AM
BONNIE RAMEY, Clerk and Recorder
By Cathy J. DuBois Deputy

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4

17408

MONTANA TRUST INDENTURE

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between FORREST C. CLARK and JOAN Y. CLARK whose mailing address is
P.O. Box 389, Seal Rock, Oregon 97376
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of Whitehall, Montana 59759
.....,
Montana, as TRUSTEE, and J. YGNATOWFZ
.....,
of 700 S. Main, Butte, Montana 59701
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as BENEFICIARY,

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which does not exceed thirty (30) acres in area, situated in the County of Jefferson
....., State of Montana, particularly described as follows, to-wit:

Tract No. 45 of Certificate of Survey No. 139926, Folio 296B,
records of Jefferson County, Montana

Example of an
old form still in

CHARLES LANES
Box 1076
WHEATLAND, MT
59759

223831 Fee \$55.00
JEFFERSON COUNTY
Recorded 01/31/2007 At 01:30 PM
BONNIE RAMEY, Clerk and Recorder
By Cathy J. DuBose Deputy

1 of 5

FILED

JAN - 3 2007

MARLYN A. GRAFT Court Clerk
MAUREEN E. DAWSON Deputy

Recorded Book 9 Page 671

MONTANA, FIFTH JUDICIAL DISTRICT COURT, JEFFERSON COUNTY

CHARLES R. LANES and
SANDI L. LANES

Plaintiffs,

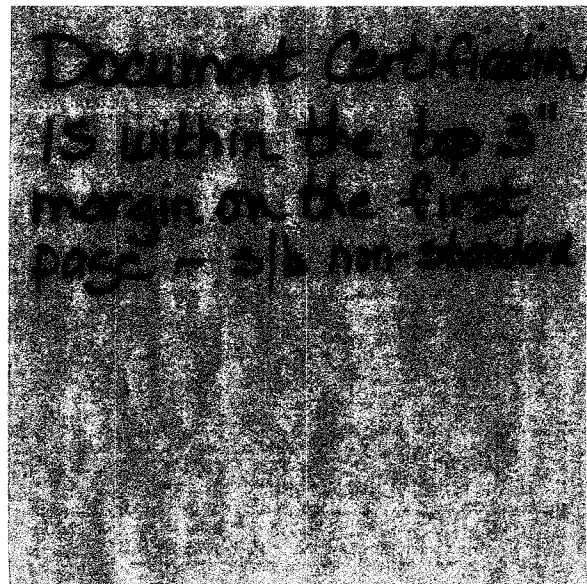
vs.

No. DV-06-10616

JAMES L. ALLEN, and LANNY
J. ALLEN, their heirs, devisees,
or Personal Representatives, STATE OF
MONTANA, DEPARTMENT OF
REVENUE, an administrative agency of
the State of Montana; STATE OF
MONTANA, JEFFERSON COUNTY,
a body politic, and PATTY O'NEILL,
its County Treasurer; all of the above if
living and, if deceased, all of the unknown
heirs, legatees, devisees, personal
representatives, creditors, successors and
assigns, or any of the defendants
hereinabove specifically named; and all
other persons unknown claiming or who
might claim any right, title, estate or interest
in, or lien or encumbrance upon the real
property described in the Complaint, or
any thereof, adverse to plaintiffs' ownership
or any cloud upon plaintiffs' title thereto,
whether such claim or possible claim be
present or contingent, including any claim
or possible claim of dower, inchoate or
accrued,

Defendants.

JUDGMENT AND DECREE



COPY

CHARLES LANES
Box 1076
WHEATLAND, MT
59759

223831 Fee \$55.00
JEFFERSON COUNTY
Recorded 01/31/2007 At 01:30 PM
BONNIE RAMEY, Clerk and Recorder
By Cathy J. DuBois Deputy

1 of 5

FILED

JAN - 3 2007

MARILYN A. CRAFT Court Clerk
MAUREEN E. DAWSON Deputy

Recorded Book 9 Page 671

MONTANA, FIFTH JUDICIAL DISTRICT COURT, JEFFERSON COUNTY

CHARLES R. LANES and
SANDI L. LANES

Plaintiffs,

No. DV-06-10616

vs.

JAMES L. ALLEN, and LANNY
J. ALLEN, their heirs, devisees,
or Personal Representatives, STATE OF
MONTANA, DEPARTMENT OF
REVENUE, an administrative agency of
the State of Montana; STATE OF
MONTANA, JEFFERSON COUNTY,
a body politic, and PATTY O'NEILL,
its County Treasurer; all of the above if
living and, if deceased, all of the unknown
heirs, legatees, devisees, personal
representatives, creditors, successors and
assigns, or any of the defendants
hereinabove specifically named; and all
other persons unknown claiming or who
might claim any right, title, estate or interest
in, or lien or encumbrance upon the real
property described in the Complaint, or
any thereof, adverse to plaintiffs' ownership
or any cloud upon plaintiffs' title thereto,
whether such claim or possible claim be
present or contingent, including any claim
or possible claim of dower, inchoate or
accrued,

Defendants.

JUDGMENT AND DECREE

Document Certification
is within the top 3"
margin on the first
page - s/b non-standard

COPY

No Return Address

Top Margin not 3"

Side margins not
1" as written in

Top margin has
markings

224278 Fee \$ 11.00
 JEFFERSON COUNTY
 Recorded 03/06/2007 At 11:30 AM
 BONNIE RAMEY, Clerk and Recorder
 By Cathy J. DuBois Deputy

POWER OF ATTORNEY

Known all men by these presents:

That, I, TIFFANEY SCHOQUIST of the County of Lewis and Clark, State of Montana, imposing special trust and confidence in TRASON SCHOQUIST of the County of Lewis and Clark, State of Montana, have made, constituted and appointed and by these presents do make, constitute and appoint the same TRASON SCHOQUIST to be my true and lawful attorney-in-fact to act for me and in my stead and to SELL:

LOTS 1 & 2, BLOCK 8, COMB1 ORIGINAL TOWNSITE, JEFFERSON COUNTY, MONTANA

No Return Address

My attorney-in-fact is hereby authorized to sign, seal and deliver other instrument executed for the REAL ESTATE SALE described property. And I hereby declare that any and all of the and things which shall be by my attorney-in-fact given, made or as good, valid and effectual as if they had been signed, sealed person; and I hereby undertake at all times to ratify, whatsoever do or cause to be done in or concerning the premises by virtue

IN WITNESS WHEREOF, I have hereunto set my hand and seal

Top Margin not 3"

Side margins not 1" + are written in.

Top margin has markings

X Tiffany Schoquist

STATE OF Massachusetts
 COUNTY OF Norfolk

I, the undersigned in and for said

do hereby certify that Tiffany Melissa Schoquist

Known to be to be the person whose name is subscribed in the within Power of Attorney, appeared before me this day in person and acknowledged that

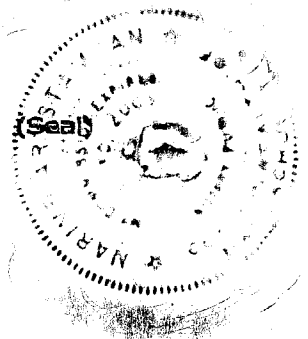
Signed, sealed and delivered the instrument in writing as a free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal this 21 day of September, 2007

[Signature]
 Notary public

Residing at

My commission expires 10-30-2009



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Bottom Margin not 1"

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2

JX9023

WAIVER OF RIGHT TO CLAIM HOMESTEAD EXEMPTION

This Waiver is made and entered into between MOUNTAIN WEST BANK, N.A. (hereinafter referred to as Lender), TERRA WEST TECHNOLOGY INCORPORATED (hereinafter referred to as Borrower), DONALD W. CROMER, and REGINA C. CROMER.

WHEREAS, Lender intends to make a loan to Borrower in the principal amount of \$510,000.00, which will be secured, in part, by a First Deed of Trust on a parcel of real property owned by Donald W. Cromer and Regina C. Cromer and located at 16 Wapiti Ridge in Clancy, Montana (hereinafter referred to as the Property);

WHEREAS, Donald W. Cromer and Regina C. Cromer intend to waive their right to claim a homestead exemption on the Property;

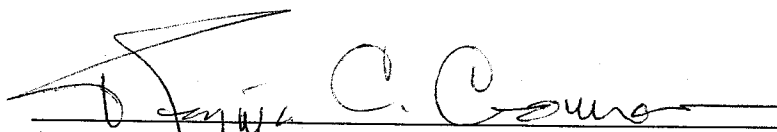
WHEREAS, this Waiver will remain in full force and effect until the above referenced loan is paid in full, including all renewals, extensions and modifications thereof; and

WHEREAS, this Waiver shall extend to and bind the respective heirs and successors of the parties to this Waiver.

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the parties agree as follows:

1. Donald W. Cromer hereby warrants that he has not previously filed a Declaration of Homestead on the Property.
2. Donald W. Cromer hereby waives his right to claim a homestead exemption on the Property.
3. Regina C. Cromer hereby warrants that she Declaration of Homestead on the Property.
4. Regina C. Cromer hereby waives her right exemption on the Property.

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Bottom Margin not 1"



BY Regina C. Cromer, President:
Representative of Terra West Technology Incorporated

Date: Feb 14, 2007

224282 Fee \$ 22.00
JEFFERSON COUNTY
Recorded 03/06/2007 At 02:20 PM
BONNIE RAMEY, Clerk and Recorder
By _____ Deputy

2 of
2

Donald W. Cromer

Donald W. Cromer, Individually

Date: 02/14/07

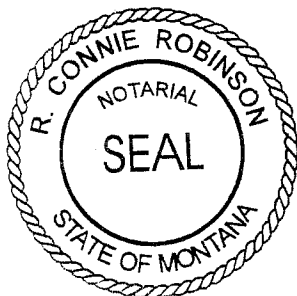
Regina C. Cromer

Regina C. Cromer, Individually

Date: Feb 14, 2007

Ron Zeiler
Ron Zeiler, EVP/Senior Lender
Mountain West Bank, N.A.

Date: 2-14-07

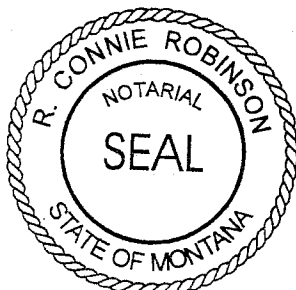


State of Montana
County of Lincoln s.s.

On this 14 day of Feb, 20 07, before me
personally appeared, Donald & Regina Cromer
whose identity was proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is (are)
subscribed to this instrument, and acknowledge that he (she)
(they) executed the same.

S
E
A
L

R. Connie Robinson
Notary Public
My Commission Expires 7-22-08
Residing at Clancy MT



State of Montana
County of Lincoln s.s.

On this 14 day of Feb, 20 07, before me
personally appeared, Ronald Zeiler
whose identity was proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is (are)
subscribed to this instrument, and acknowledge that he (she)
(they) executed the same.

S
E
A
L

R. Connie Robinson
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My Commission Expires 7-22-08
Residing at Clancy MT

WAIVER OF RIGHT TO CLAIM HOMESTEAD EXEMPTION PAGE 2 OF 2